

001.0

0001

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

857,200 / 857,200

USE VALUE:

857,200 / 857,200

ASSESSED:

857,200 / 857,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63-65		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YAOSHUANG
Owner 2:	BILIEAN JOHAN
Owner 3:	

Street 1: 29 STULTS RD

Street 2:

Twn/City: BELMONT

St/Prov: MA Cntry: Own Occ: N

Postal: 02478 Type:

PREVIOUS OWNER

Owner 1: O'BRIEN LILLIAN F -

Owner 2: FLANAGAN JEANNE M -

Street 1: 65 THORNDIKE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,002 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2525 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
104		4002.000	425,100		432,100	857,200				
Total Card		0.092	425,100		432,100	857,200	Entered Lot Size			
Total Parcel		0.092	425,100		432,100	857,200	Total Land:			
Source: Market Adj Cost			Total Value per SQ unit /Card:	339.55	/Parcel:	339.5	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0001-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	425,300	0	4,002.	432,000	857,300	857,300	Year End Roll	12/18/2019
2019	104	FV	328,700	0	4,002.	459,100	787,800	787,800	Year End Roll	1/3/2019
2018	104	FV	328,700	0	4,002.	334,800	663,500	663,500	Year End Roll	12/20/2017
2017	104	FV	308,400	0	4,002.	291,600	600,000	600,000	Year End Roll	1/3/2017
2016	104	FV	308,400	0	4,002.	248,400	556,800	556,800	Year End	1/4/2016
2015	104	FV	275,100	0	4,002.	243,000	518,100	518,100	Year End Roll	12/11/2014
2014	104	FV	275,100	0	4,002.	199,800	474,900	474,900	Year End Roll	12/16/2013
2013	104	FV	286,100	0	4,002.	190,100	476,200	476,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O'BRIEN LILLIAN	1526-53	1	5/9/2018		950,000	No	No		
FORREST ELEANOR	1170-93		4/25/1997	Family		1	No	No	Eleanor Frances Forrest dod 2/25/18 1170:93

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/9/2012	852	Re-Roof	9,800					

Date	Result	By	Name
8/25/2017	MEAS&NOTICE	HS	Hanne S
4/17/2009	Meas/Inspect	163	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.09187

Total SF/SM: 4002

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 432,050

Spl Credit

Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION		
Type:	13	- Multi-Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	2	Total: 2
Foundation:	2	- Conc. Block
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

ATH FEATURES	
l Bath:	Rating: Average
Bath:	Rating:
Bath:	Rating:
QBth:	Rating:
Bath: 1	Rating: Average
HBth:	Rating:
hrFix:	Rating:
OTHER FEATURES	
Kits: 2	Rating: Average
A Kits:	Rating:
Frpl:	Rating:

COMMENTS
SCUTTLE HOLE.

SKFTCH

GENERAL INFORMATION

Grade: C - Average
Year Blt: 1915 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact: .
Const Mod:
Lump Sum Adt:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

1st Res Grid		Desc: 1										# Units:	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	C	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	10	BRs:	4		Baths:	2			HB	1		

REMODELING		RES BREAKDOWN		
		No Unit	RMS	BRS
Exterior:		2	5	2
Interior:				
Additions:				
%				
Kitchen:				
%				
Baths:				
%				
Plumbing:				
%				
Electric:				
%				
Heating:				
%				
General:				
		Totals		
		2	10	4

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wall: 2	- Plaster	
Sec Int Wall: 8	- Plyw Panel	20 %
Partition: T	- Typical	
Prim Floors: 3	- Hardwood	
Sec Floors:		%
Bsmnt Flr: 12	- Concrete	
Subfloor:		
Bsmnt Gar:		
Electric: 3	- Typical	
Insulation: 2	- Typical	
Int vs Ext: S		
Heat Fuel: 1	- Oil	
Heat Type: 5	- Steam	
# Heat Sys: 2		
% Heated: 100	% AC:	
Solar HW: NO	Central Vac:	NO
% Com Wall	% Sprinkled:	

APPRECIATION

sys Cond:	AV - Average	
unctional:		
conomic:		
Special:		
Override:		
	Total:	

ALC SUMMARY

COMPARABLE SALES				
Ref	Parcel ID	Typ	Date	Sale Price
	083.0-0002-0003.0		9/4/1998	279,500
	001.0-0001-0025.0		5/15/1998	283,000
	044.0-0006-0005.0		6/26/1998	263,000
	040.0-0003-0003.0		7/1/1998	284,000
	085.0-0002-0003.0		8/6/1998	275,000
	008.0-0005-0004.0		4/6/1998	270,000
Av\$/\$Q:		AvRate:	90.33	Ind.Val 271887
Juris. Factor:			Before Depr:	186.60
Special Features:	0		Val/Su Net:	112.28
Final Total:	425100		Val/Su SzAd	189.44

SUB AREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc



SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0001-0